

RESIDENTIAL PLAN SUBMITTAL GUIDE

CONSTRUCTION PLANS SHALL CONSIST OF THE FOLLOWING:

- Elevation drawings — indicate heights and finished grade
- Floor plans — indicate all room sizes and label their use; indicate locations and sizes of all windows and doors
- Foundation plan
- Roof framing plan
- Cross section of the structure
- Plans shall be to scale — or have all dimensions noted

PLEASE SUBMIT 3 SETS, UNLESS OTHERWISE INSTRUCTED, OF COMPLETE CONSTRUCTION PLANS THAT INCLUDE THE FOLLOWING:

1. All design criteria shall be noted on the plans
2. Bathroom and/or powder room fixture layout — to scale
3. Safety glass locations — glass next to stairs, tubs/showers, doors, floors
4. Fire ratings of walls and/or doors — garages and/or townhouse separations, exterior walls less than 5 feet from a property line
5. Basement and sleeping room egress compliance — type and size of window well if applicable
6. Stair — width, landing size and location; step rise and step run
7. Handrails — height, size, location
8. Guardrails — height, spacing, location
9. Stair lighting — over stairs or one at each landing
10. Ramps — slope, landings, handrail, guards
11. Smoke detectors — type, power source, locations
12. Soil type on construction site — check site soil and compare it to the soils table in 2006 International Residential Code, chapter 4
13. Footing size — include any interior piers or any other piers
14. Concrete — indicate concrete strength for all concrete
15. Footer — depth below frost line: 36-inch minimum
16. Foundation — type, wall thickness, rebar size and spacing, wall height, height of unbalanced fill
17. Type of foundation coating — damp-proofing, water-proofing
18. Foundation exterior drains — with stone and an approved filter membrane
19. Foundation anchoring — anchor bolts/straps, size and spacing, joist clips, per 2009 International Residential Code, section R404

20. Sill plate — type and size
21. Columns / Posts — sizes and method of anchoring
22. Crawl space — for access, indicate vented or conditioned; indicate method of venting or conditioning
23. Concrete slab — thickness, vapor barrier
24. Floor joists — size, type, cantilever distances, spacing
25. Beams — types, sizes, spans, loading information
26. Framing around openings — indicate the number of framing members around an opening in the following systems: floor, ceiling, roof
27. Floor sheathing — type and thickness
28. Wall construction — stud size and spacing, sheathing type and size, type and location of wall wind bracing
29. Headers — size and type of typical headers
30. Window sill heights — for any sill height less than 24 inches off the floor and 72 inches or more above the finished grade, the window may not open greater than 4 inches
31. Interior wall coverings — size and type of all coverings; moisture resistant wall board is not permitted in shower/tub areas, nor permitted as a tile backer board
32. Exterior wall coverings — size and type of all coverings; provide details for masonry installations
33. Ceiling joists — size, type, spacing
34. Bearing walls — all bearing walls shall be within 1 foot horizontally of the beam or bearing wall below; the loads shall stack
35. Roof pitches — indicate pitches of all roofs
36. Roof rafters — size, type, spacing; if trusses are to be used, provide the Pennsylvania engineer sealed truss designs
37. Hip and valley rafters — indicate size of all hip and valley rafters; all hip and valley rafters shall be posted down to a bearing wall or properly-sized beam where the hip or valley meets the ridge
38. Rafter ties — rafter ties shall be 4 feet on center to tie the rafters together where the ceiling joists are not parallel to the rafters
39. Structural ridge beam — where ceiling joists are deleted, a properly-sized ridge beam shall be designed
40. Attic access — size and location of opening for all attic areas
41. Roof sheathing — size, type, thickness
42. Roof covering — felt paper, ice guard, type of roofing material
43. Roof ventilation — method of ventilation to comply with 1/150 ratio
44. Fireplaces — manufactured fireplaces, wood or gas: provide installation instructions; if masonry, provide construction details

45. Insulation / Energy — provide information on which energy path will be used, along with design, notes, and/or calculations to support the path — 2009 International Residential Code, chapter 11; 2009 Pennsylvania Alternative Energy Provisions, www.dli.state.pa.us; RES, check www.doe.gov
46. Heating / Air Conditioning — provide heating, ventilation, and air conditioning information, locations, and designs, including the type of fuel and efficiencies; all appliances shall be listed and labeled
47. Gas piping — type of piping material, appliance loads, pipe sizing
48. Plumbing — type of piping and sizing for the water supply and drainage system
49. Electrical — indicate locations of all switches, receptacles, lighting outlets, appliance feeds